

PLANNING COMMISSION MINUTES

Gardner, Kansas
Monday, August 14, 2006

The Planning Commission met in regular session on the above date at the Gardner City Hall, 120 E. Main Street, Gardner, Kansas.

I. Call to Order

Chairman Koranda called the meeting to order at 7:02 p.m. Commissioners present: Paul Kilgore, Greg Godwin, Eileen Mertz (7:05 p.m.), Jason Burnett, and Eric Schultz. Commissioners absent: Dan Popp. Also present: Community Development Director Fred Sherman, Planner Erik Pollom, engineer for the applicant Victor Burks of Allenbrand-Drews & Associates, and two interested citizens.

II. Approval of Minutes

The minutes of the July 24, 2006, meeting, were approved by unanimous consent.

III. Consent Agenda

1. SP-06-06

Consider a Site Plan for Cramer Products Parking Lot, an expansion and improvement of a parking lot on an 8.4 acre commercial site located at 153 W. Warren Street. The application is filed by Cramer Products; with engineering services provided by Allenbrand-Drews & Associates, Inc.

1. **APPLICANT:** The applicant is Robert M. Yoksh on behalf of Cramer Products, Inc., with engineering services provided by Allenbrand-Drews & Associates, Inc.
2. **REQUESTED ACTION:** The applicant requests approval of a site plan for parking lot improvements serving an industrial building.
3. **LOCATION:** The property is located at 153 W. Warren Street.
4. **EXISTING ZONING:** The property is currently zoned M-2, General Industry District.
5. **ANALYSIS:** The applicant requests approval of a site plan for improvements to the parking and drive areas of Cramer Products. The only proposed change to the site is the paving (with asphalt) of a drive area that is currently graveled. The paving is to be completed in two phases, as shown on the site plan.
6. **STAFF RECOMMENDATION:** Staff recommends approval of the site plan for Cramer Products (SP-06-06), with the following stipulation:
 - a) The development shall be in accordance with Exhibit "A" (Site Plan) and Exhibit "B" (Building Elevations) which are filed in the office of the Planning Commission Secretary and which are incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.

Consent Agenda Item No. 1, Site Plan for Cramer Products Parking Lot (SP-06-06), was approved by unanimous consent, subject to staff recommendations.

IV. Discussion Items

1. Commercial Development

Director Sherman led a discussion regarding potential future commercial development in the developing northwest area of the City. Various sizes of commercial centers and their pertinent population and land area statistics were viewed and discussed. (Exhibit A)

V. Adjourn

Motion Godwin, second Burnett, to adjourn the meeting at 8:49 p.m.

Motion to Adjourn Carried: 6 to 0 Aye

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Community Development Department

Exhibit A

Johnson County Commercial Development Comparisons				
Classification	Example	Location	Land Area (acres)	Total Bldg. Sq. Ft. (est.)
Convenience Retail	Cedar Creek Plaza	Cedar Creek Pkwy & K-10	2	6,600
Neighborhood Shopping Center	Stoll Park Center	119th Street & Quivira Rd.	9	110,500
Neighborhood Shopping Center	Highland Place (w/grocery)	119th Street & 69 Hwy	11.7	120,000
Supermarket (free-standing)	Dillons	151st Street & Mur-Len Rd.	7.5	83,000
Supermarket (free-standing)	Hy-Vee	91st Street & Metcalf Ave.	5.96	66,600
Supermarket (free-standing)	Gardner Price Chopper	Main Street & Moonlight Rd.	4.21	56,000
Community Shopping Center	Prairie Village Shops	71st Street & Mission Rd.	20	250,000
Community Shopping Center	Northridge Plaza	119th Street & Strang Line Rd.	24	198,000
Regional Shopping Center	Great Mall of the Great Plains	151st Street & I-35	110	1,000,000
Super Regional Shopping Center	Oak Park Mall	95th Street & Quivira Rd.	92	2,000,000

[illegible]